



Land Use Working Committee

Minutes

Wednesday, September 20, 2017
9:00 a.m.

DuPage County Conference Room
233 S. Wacker Drive, Suite 800
Chicago, Illinois

LUC Members Present: Mark VanKerkhoff (Co-Chair), Dionne Baux, Judy Beck, Susan Campbell, Thomas Chefalo (for Eric Waggoner), Lisa DiChiera, Paul Hoss, Brandon Nolin (representing APA CMS), Nectarios Pittos, Paul Rickelman, Heather Smith, Nathaniel Werner.

LUC Members Absent: Matthew Asselmeier, Drew Awsumb, Kristi DeLaurentiis, Johanna Leonard, Curt Paddock, Arnold Randall, Dennis Sandquist, Heather Tabbert (Co-Chair), Nancy Williamson, Ruth Wuorenma.

Staff Present: Stephen Ostrander (committee liaison), Noah Boggess, Enrique Castillo, Diana Cooke, Brian Daly, Maggie Jarr, Tom Kotarac, Jared Patton, Erik Pedersen, Elizabeth Schuh.

Others Present: Vanessa King (Field Foundation); Scott Preslak (Metra).

1.0 Call to Order

Mark VanKerkhoff called the meeting to order at 9:07 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes.

New committee member Dionne Baux, from the National Main Street Center, Inc., was introduced.

Stephen Ostrander provided a reminder of the annual committee field trip, this year occurring on October 18 (instead of the regular committee meeting) to visit the Pullman Historic District and the Method Soap Factory.

3.0 Approval of meeting minutes of July 19, 2017

A motion to approve the minutes of July 19 was made by Paul Hoss and

seconded by Heather Smith; all in favor, the motion carried.

4.0 ON TO 2050: [Preview Report Draft](#) – Elizabeth Schuh, CMAP

The ON TO 2050 Preview Report, which was available for public comment from June 19th – August 3rd, introduces the three proposed cross-cutting principles for ON TO 2050 as well as its preliminary major recommendations. Elizabeth reviewed the recommendations and changes made in response to public and committee comment. The CMAP Board and MPO was expected to vote on the report in October.

A committee member noted that she had trouble with the focus on “seniors” and “senior housing,” suggesting that there is a need to focus on the future needs of all of the population. She added that, when looking at climate change, it is important to not just focus on flooding, but also protecting natural areas that the region has an investment in (e.g. issues such as drought).

Another member said that it was refreshing to see CMAP deal more directly with the issue of race, and thread it more broadly through other topics.

A member asked Liz for clarification on a particular chart in her presentation that indicating that the Chicago region is lagging. Liz explained that growth in the Chicago region over recent decades has been due mostly to immigration, but post-recession, this hasn’t resumed. The region has seen an increase in Asian Americans and Hispanics, while there is an out migration of African Americans and whites.

Another member suggested more concentration on engaging the private sector, especially given the current challenges with the availability of state and federal funding. A different member added that Detroit’s new light rail is a great example of a public-private- partnership.

5.0 LTA Program: [Wilmington Downtown Plan](#) – Maggie Jarr, CMAP

Located in Will County approximately 50 miles southwest of downtown Chicago, Wilmington has a historic downtown on the Kankakee River and boasts many recreational opportunities, including proximity to the Midewin National Tallgrass Prairie, and attractions along the historic U.S. Route 66 (now IL Route 53). The City is leading an effort to develop a Downtown Plan, outlining a vision and providing development strategies to help improve the function and character of the central business district, as well as comprehensively address issues such as future land use priorities, economic development opportunities for key parcels, transportation and pedestrian access, and streetscape appeal along the IL Route 53 and IL Route 102 corridors. Maggie provided an

overview of the findings of the recent existing conditions analysis, along with initial recommendation themes.

A member asked if Wilmington had a dedicated economic development coordinator. Maggie responded that currently there wasn't.

Lisa DiChiera noted that Landmarks Illinois recently supported a new roof for Wilmington's City Hall building, and observed that the historic Eagle Hotel was designated as a "most-endangered" landmark about 15 years ago. She added that truck traffic through the historic downtown is a major problem. Also, she suggested looking at the federal 10% tax credit, which is typically easy to use—and might be applicable for the Eagle Hotel. She asked Maggie about whether CMAP had looked at occupancy on the second floor. Maggie responded that their understanding was that such vacancy was low, but said she would double-check. Lisa added that IHPA did an excellent study on upper story residential options in historic Main Street areas.

Another member asked what was the market for downtown residential. Maggie responded that it hadn't emerged as much of an issue. Instead, there was more focus on upkeep.

A member suggested that the project team might want to check if Wilmington has a land donation ordinance in place.

Another member observed that it seemed that the main street was too wide, and lacked needed greenery. He suggested looking at the recently-completed shared street installed on Argyle Street in Chicago. He also observed that Libertyville has very nice parking right behind the main street. A different member added that Libertyville has done a good job leveraging public-private partnerships.

A member asked how close Wilmington was to intermodal facilities (Maggie responded about 10 miles). He wondered whether there was an opportunity to capture the business of truck drivers passing through; Maggie replied that she didn't think that the Village didn't have much interest in this.

Another member mentioned that the project team might want to look at a freight study recently completed by Will County.

6.0 LTA Program: North River Communities Plan – Brian Daly, CMAP

Centered on the North Branch of the Chicago River and the North Shore Channel, Chicago's North River neighborhoods of Albany Park, North Park, Mayfair, North Mayfair, and Ravenswood Manor boast many assets, including active commercial corridors, tree-lined residential areas, high quality architecture, beautiful parks, solid transit options, and two universities. Having long served as a port of entry for immigrant families newly arrived to Chicago from all parts of the globe, the North River communities are one of the most ethnically diverse neighborhoods in the United States, and feature a tradition of civic engagement. The North River Commission (NRC) is partnering with CMAP to develop a plan that will build upon the area's valuable assets, as well as its past and current planning efforts. Brian provided an overview of existing conditions findings and draft recommendation areas.

To help preserve affordable multifamily housing, a member suggested that a plan recommendation could be to have zoning not allow conversion from multifamily.

Lisa DiChiera observed that around Chicago there are a lot of perfectly adequate buildings that are being torn down. She asked if the project team had identified buildings near transit to save from TOD development. Brian responded that the team hadn't, but that this was a good idea. Lisa added that the Ravenswood Manor neighborhood was seeing a lot of tear-downs, and some residents would like new protections to prevent—or at least slow this down.

A member recalled meeting with the North River Commission in past work, and that it seemed dominated by older white men. She wondered whether there were plans to diversify the NRC Board. Brian responded that he wasn't aware of NRC's plans relevant to this concern, but he agreed that diversifying the Board would be helpful. This member followed up with a question about whether affordability of commercial rents was a barrier to attracting new businesses. Brian answered that this didn't seem to be the case, and added that the project team was hearing that code enforcement can be a challenge for current business owners, so CMAP is being careful about its recommendations that touch on this issue.

Another member said that many people in the region don't realize that the rivers are much cleaner than they might think. Brian responded that the river recommendations in the plan come at a good time, since the

City of Chicago is currently focused on improvement of rivers.

A member asked about engaging with arts. Brian responded that the streetscaping recommendations include incorporation of arts.

Another member suggested involving Friends of the River, as well as CNT with its Rain ready program. Brian confirmed that the project had engaged both groups.

A member suggested looking at the recent Chicago Architecture Foundation exhibit where 50 designers propose design ideas for Chicago neighborhoods.

7.0 Other Business

Judy Beck announced that on October 11, Glenview and neighboring communities would be hosting a panel symposium on freight issues and local impacts at Trinity International University. Joe Schwieterman would be moderating, with a panel consisting of and speakers include Mark Walbrun, Mott MacDonald, Laura Wilkison, and Audrey Wennink.

8.0 Public Comment

There was no public comment.

9.0 Next Meeting

Instead of its regular meeting, on October 18 the Land Use Committee was scheduled to visit the Pullman Historic District and Method Soap Factory as part of the committee's annual field trip. The next regular meeting of the committee was scheduled for November 15, 2017.

Brandon Nolin announced that going forward, committee member Drew Awsumb would represent both APA Chicago Metro Section and Highland Park on the Land Use Committee.

10.0 Adjournment

The meeting adjourned at approximately 11:05 a.m.

Respectfully submitted,



Stephen Ostrander, LUC Committee Liaison
November 9, 2017